

CONCLUSION

This initial phase of the Integrated Planning Initiative documents the status of wastewater capacity and the current projections for future build-out in the Town of Concord today. To re-state the major findings:

- Based on current sewer system flows, there is insufficient capacity at the existing Concord WWTP to meet current wastewater flow allocations for future implementation of Phases 3 and 4 of the Comprehensive Wastewater Management Plan (CWMP) and/or future development/re-development within the existing sewer area.
- Projected development based on build-out under existing zoning will require accommodation of over 400,000 gallons per day of additional wastewater collection, treatment and discharge capacity, either onsite or offsite, to provide for that desired growth.

There are risks should the community decide not to plan for future municipal wastewater management options or decide to take no action. These risks include:

- Having to take a reactive versus proactive approach in reviewing desired or undesirable proposals for development and related changes in Town.
- Potential for exceeding the WWTP NPDES permitted discharge flow, which could result in a potential moratorium on sewer connections and/or some form of administrative consent order issued by the state/federal government.
- Increased risk of incurring resource intensive litigation against the Town from an entity wanting to develop or re-develop property within Concord.

- Inability of the Town to support economic development, which could lead to undesirable financial impacts on the local level.
- Inability to support regional facilities (Emerson Hospital, Concord/Carlisle High School, etc.), if needs expand.
- Inability to achieve state-mandated affordable housing goals.

Each of these risks needs to be considered, and measures need to be incorporated into Part II of the Integrated Planning Initiative following a community decision on the direction of wastewater management in the Town of Concord.